

18 Mill Moor Road,
Meltham HD9 5JY

PCM
£900 PCM



AVAILABLE MID APRIL, FULLY REFURBISHED, PARKING TO
REAR, UNFURNISHED, NO SMOKERS, BOND £1035,
COUNCIL TAX BAND A, EPC: D

PAISLEY
PROPERTIES

ENTRANCE LOBBY

You enter the property through a attractive composite style front door into this welcoming entrance which includes space for hanging coats and inner door leading to the living room.

LIVING ROOM 14'5 x 12'5 maximum

Positioned to the front of the property this is a most spacious room with generous space for freestanding furniture, stunning stone flagged flooring underfoot, feature tiled fireplace housing electric fire, double glazed window to the front elevation, door with stairs to first floor and door leading through to the kitchen and cellar.

INNER LOBBY

An inner passage with door leading down to cellar and door to rear kitchen.

CELLAR

Accessed via stone steps this is a useful space, having stone flagged flooring, power and lighting.

KITCHEN 14'5 x 6'10 apx

Positioned to the rear of the property and being newly refitted to a high standard with a comprehensive range of contemporary grey wall, base and drawer units with contrasting work surfaces, inset single drainer stainless steel sink unit, integrated AEG electric oven, four plate induction hob with extractor over, vertical fitted radiator, plumbing for washing machine, attractive stone flagged flooring underfoot, double glazed rear window and composite style door leading to rear garden.

FIRST FLOOR LANDING

Stairs ascend to the first floor with doors giving access to both bedrooms, bathroom and ceiling hatch with fold down ladder giving easy access to the attic space.

BEDROOM ONE 14'5 x 9'3 apx

Positioned to the front of the property and being of a particularly good size is this generous double bedroom being neutrally decorated with feature decorative fireplace alcove and two double glazed windows to the front elevation.

BEDROOM TWO 9'6 x 6'10

A second well proportioned bedroom posited to the rear of the property, again neutrally decorated with Upvc double glazed window to the rear elevation.

ATTIC SPACE 14'3 x 17'3 maximum (reduced headroom)

Readily accessed via a loft hatch and fold down ladder from the landing, this is an extremely useful occasional space or for further storage, being fully boarded, carpeted, decorated with attractive exposed beams and Velux rooflight to the front elevation.

FAMILY BATHROOM 13'6 x 5'9

Positioned to the rear and being of a generous size furnished with a contemporary four piece white suite with part tiled surround comprising a low level w.c, pedestal hand wash basin, panelled bath unit, separate shower cubicle, fitted vanity shelving, vertical towel rail radiator, extractor fan and double glazed frosted window to the rear.

FRONT EXTERNAL

To the front an attractively paved fore garden affords space for seating and bins with low stone boundary wall.

REAR GARDEN AND PARKING

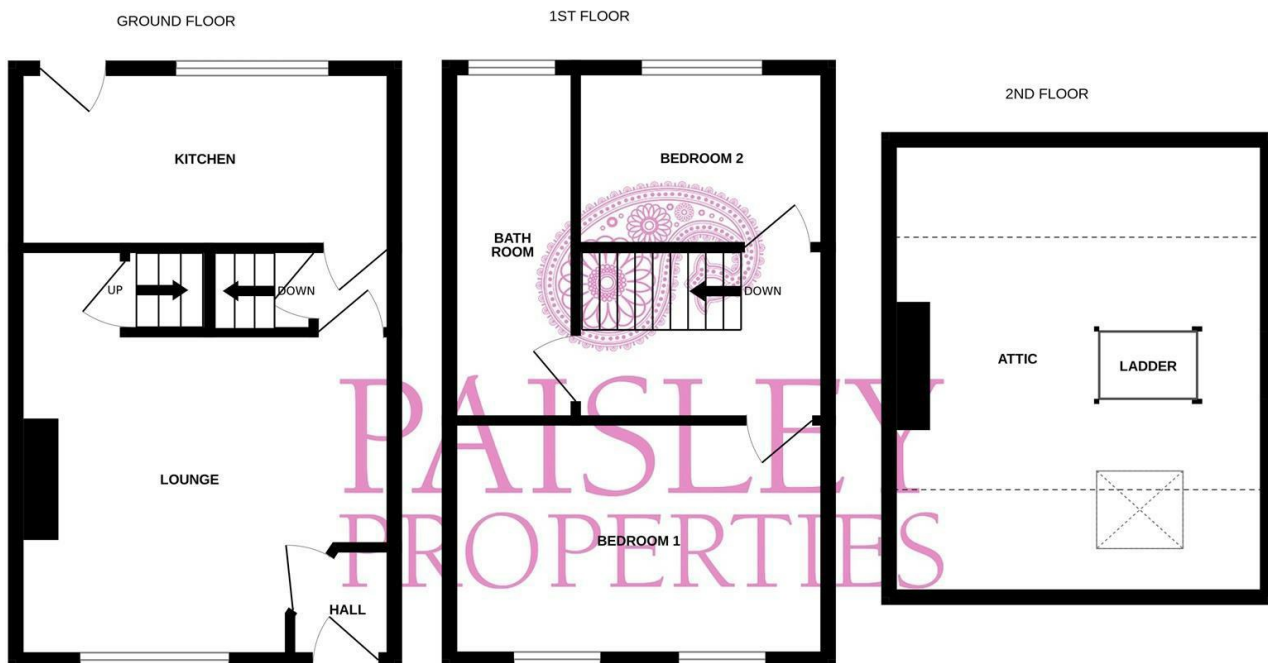
The rear can be accessed both from the kitchen and via a shared lane to the side which leads to a cobbled private parking area and steps leading to a raised paved area with space for pot plants and outside seating.

LETTINGS INFORMATION

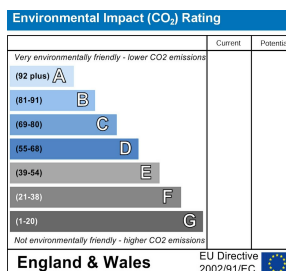
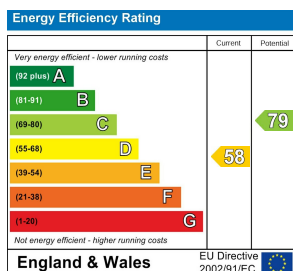
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view. Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties. As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing. We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application. We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2025



www.paisleyproperties.co.uk

Skelmanthorpe Office:
 17 Commercial Road,
 Skelmanthorpe, HD8 9DA
 t: 01484 443893

Almondbury Office:
 75-77 Northgate,
 Almondbury, HD5 8RX
 t: 01484 443922

Mapplewell Office:
 4 Blacker Road,
 Mapplewell, S75 6BW
 t: 01226 395404

